



Home Investment Analysis Report

Advanced Analysis Verified



\$949,900

390 Old Washoe Cir, Washoe Valley, NV 89704

3

beds

2.5

baths

2718

sqft



\$2,740

Monthly Net Income



3.5%

Annual Return



#1325
2530

Market Rank



#7
21

Area Rank

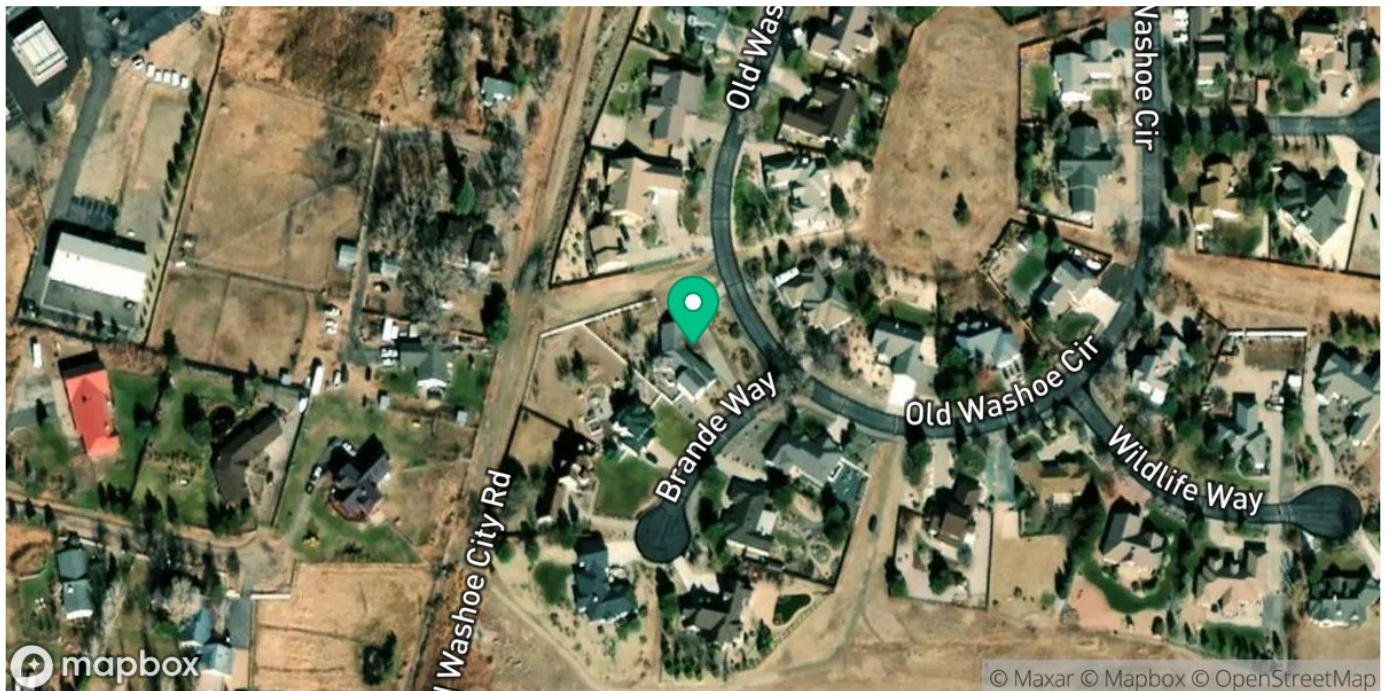
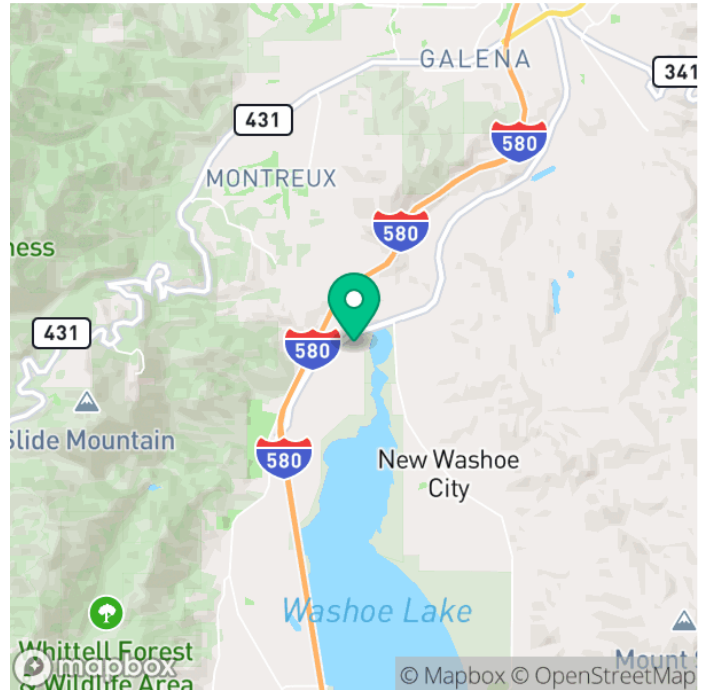
Property Summary

Address

390 Old Washoe Cir
Washoe Valley, NV 89704

Details

Property Type:	Single Family Residence
Bed / Bath:	3 BD / 2.5 BA
Square Footage:	2718
Year Built:	1995
MLS#:	#250054591



Investment Summary

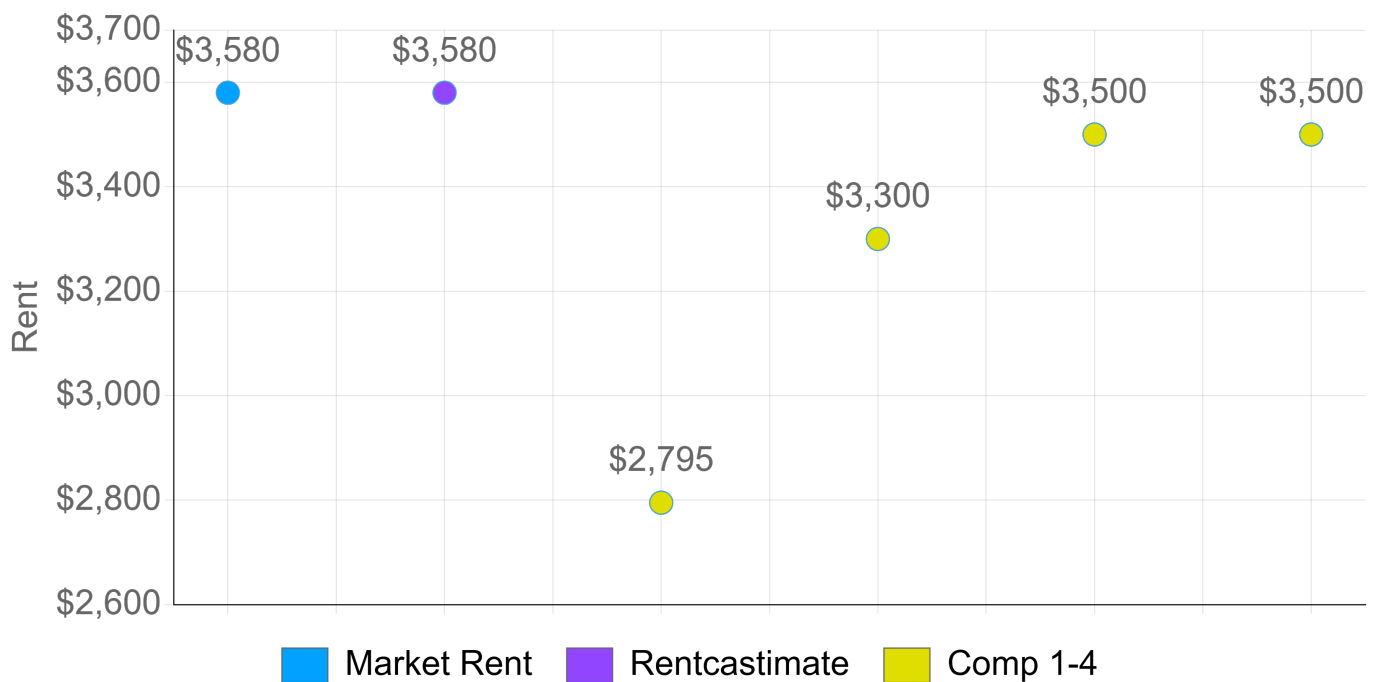
Key Metrics	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
Purchase Price	---	\$949,900	---	---
Rehab Cost	---	---	---	---
Address Income	\$2,740	\$32,880	---	---
Annual Return	---	3.461%	---	---
Rent Analysis				
Estimated Rent	\$3,580	\$42,960	---	---
Vacancy Loss	\$107	\$1,289	---	---
Gross Rental Income	\$3,473	\$41,671	---	---
Cash Flow				
Gross Income	\$3,473	\$41,671	---	---
Operating Expenses	\$733	\$8,791	---	---
Net Operating Income	\$2,740	\$32,880	---	---
Financing Summary				
Interest Rate	---	---	---	---
Loan Amount	---	---	---	---
Cash Down	---	---	---	---
Cash on Cash	---	---	---	---
DSCR	---	---	---	---
PITI	---	---	---	---
PITIA	---	---	---	---

Rent Analysis

Rent Sources	Monthly	Annual
Comp #1	\$2,795	\$33,540
Comp #2	\$3,300	\$39,600
Comp #3	\$3,500	\$42,000
Comp #4	\$3,500	\$42,000
Rentcastimate	\$3,580	\$42,960

Final Rent	Monthly	Annual
Market Rent	\$3,580	\$42,960

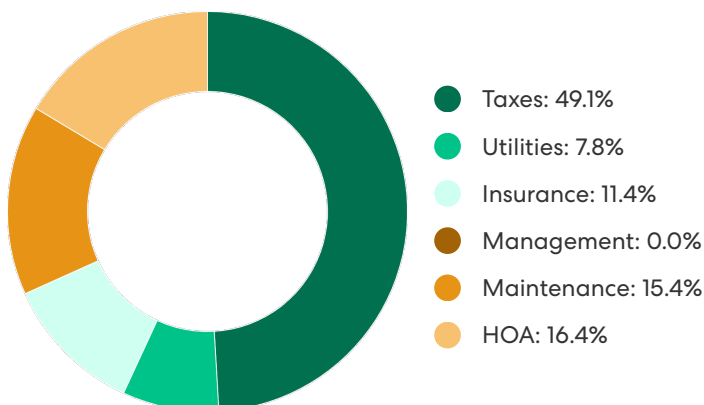
Rent Comparison



Cash Flow

Income	Address Income		User Adjusted	
	Monthly	Annual	Monthly	Annual
(+) Gross Rental Income	\$3,580	\$42,960	---	---
(-) Vacancy Loss (3.0%)	\$107	\$1,289	---	---
(=) Net Rental Income	\$3,473	\$41,671	---	---
Expenses				
(-) Taxes	\$360	\$4,316	---	---
(-) Water	---	---	---	---
(-) Power	---	---	---	---
(-) Garbage	---	---	---	---
(-) Sewer	\$57	\$685	---	---
(-) Insurance	\$83	\$1,000	---	---
(-) Management	---	---	---	---
(-) Maintenance	\$113	\$1,350	---	---
(-) HOA	\$120	\$1,440	---	---
(=) Operating Expenses	\$733	\$8,791	---	---
Totals				
(+) Net Rental Income	\$3,473	\$41,671	---	---
(-) Operating Expenses	\$733	\$8,791	---	---
(=) Net Operating Income	\$2,740	\$32,880	---	---

Expense Breakdown



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